

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #23-14 – 6800 LOUGEED HIGHWAY

Prior to final adoption of the Rezoning Bylaw, the applicant is required to complete the following:

- a) Distribute area plan notification forms, prepared by the City, with disclosure statements, and post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations starting upon the earlier of Third Reading and commencement of marketing for the subject development, and which signs will remain posted until the later of one year following posting and the date that contracts of purchase and sale have been entered into for all residential units in the development.
- b) Submission of a suitable plan of development.
- c) The advancement of the Burnaby Lake Village Conceptual Master Plan (REZ #22-28) and Phase 1B site specific rezoning (REZ #23-06) to Final Adoption prior to, or concurrently.
- d) The deposit of sufficient monies including a 4% Engineering Administration Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- e) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- f) The undergrounding of overhead wiring abutting the site.
- g) The completion of the subdivision.
- h) The dedication of any rights-of-way deemed necessary.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to:
 - Section 219 Covenant restricting enclosure of balconies;

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- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation;
- Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art; and if necessary, a Section 218 Statutory Right of Way to provide public access to the approved public art;
- Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of the BC Energy Step Code and the Zero Carbon Step Code EL-4) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN;
- Section 219 Covenant to ensure alternative transportation provisions for the development and a Section 218 Statutory Right of Way to ensure public access to and use of the car share vehicle parking spaces;
- Section 219 Covenant ensuring that the water table will not be drawn down during or after construction of the development;
- Section 219 Covenant ensuring that any building lighting features can be turned on and off by the strata, and that architectural lighting will be turned off by the strata at the City's request in the event that the lighting results in any adverse neighbourhood and/or environmental impacts;
- Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
- Section 219 Covenant allocating density across the five phases of the Master Plan;
- Section 219 Covenant restricting issuance of a certificate of occupancy for the Phase 1B development subject to issuance of a certificate of occupancy for the 75 non-market rental units constructed on Phase 1A in satisfaction of the Rental Use Zoning Policy requirements for Phase 1B;
- Section 219 Covenant restricting issuance of a certificate of occupancy for the buildings in Phase 1B subject to remediation of the applicable Phase 1B lands and the issuance of a certificate of compliance;
- Section 218 Statutory Right of Way and Option to Purchase over Road B to ensure public access over Road B and secure the dedication of Road B as road prior to the issuance of a certificate of occupancy in respect of any buildings in Phase 1B;

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- Easement and Section 219 Covenant to ensure access to and use of the commercial parking spaces located in Phase 1A in favour of Phase 1B; and
 - The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
- j) The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process, and the deposit of sufficient monies to secure the provision of the approved public art.
- k) The submission of a suitable on-site Stormwater Management System, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- m) The submission of a geotechnical and groundwater study.
- n) The submission of a suitable Solid Waste and Recycling Plan.
- o) The submission of an environmental assessment.
- p) The submission of an acoustical study.
- q) The review of on-site loading facilities.
- r) The provision of enhanced car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- s) The provision of facilities for cyclists in accordance with this report.
- t) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale or lease of the unit to a disabled person.
- u) Compliance with Council-adopted sound criteria.

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- v) Compliance with the guidelines for underground parking for visitors.
- w) The submission of a Green Building Plan and Energy Benchmarking.
- x) The submission of a Comprehensive Sign Plan.
- y) The submission of a site-specific remediation plan and the deposit of sufficient monies to secure the remediation of the site and any required road dedications, and the granting of a Section 219 Covenant to restrict the issuance of a certificate of occupancy subject to completion of site remediation requirements and the issuance of certificate(s) of compliance for the site and any required road dedications.
- z) The deposit of all applicable development cost charges and amenity cost charges.
- aa) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.